

**This Indenture** Made the 12th day of  
December in the year of our Lord one thousand nine hundred and ninety (1990)

**Between** KENSINGTON CITIZENS COMMITTEE, a Pennsylvania non-profit,

(hereinafter called the Grantor ), of the one part, and

PARTHENA JOHNSON

This Document Recorded Doc Id: 53101993 Doc Code: D  
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Rec Fee: \$252.00 State RTT: \$168.00 Local RTT: \$497.00  
Records Department, City of Philadelphia PU

(hereinafter called the Grantee ), of the other part,

**Witnesseth** That the said Grantors

for and in consideration of the sum of

TWELVE THOUSAND (\$12,000) lawful  
money of the United States of America, unto them, well and truly paid by the said Grantee ,  
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and  
sell, release and confirm unto the said Grantee her heirs and assigns,

ALL THOSE TWO CERTAIN lots or pieces of ground with the three  
story brick store and messuage or tenement thereon erected, Situate  
in the Thirty-first Ward of the City of Philadelphia

FIRST, ALL THAT CERTAIN lot or piece of ground Beginning at a  
point on the Westerly side of Frankford Road at the distance of  
two hundred forty-two feet, ten and three-eighths inches South-  
wardly from the Southwesterly side of Huntingdon Street; thence  
extending by ground now or late of James Holden, North thirty-  
seven degrees, twenty-six minutes West seventy-one feet, and  
three-eighths of an inch to an inch to a point in the East-  
erly line of Schollengerger Avenue; South fifty-seven degrees,  
along said Schollengerger Avenue (now called Arcadia Street);  
thence thirty-five and one-half minutes West fourteen feet to a point;  
thence by ground granted to Henry Pritchard, South thirty-two degrees,  
ten and one-half minutes East seventy-four feet, seven and  
three-eighths inches to a point in the Northwesterly line of  
Amber Street, thence along said Amber Street, North fifty-seven  
degrees, thirty-five and one-half minutes East ten feet to a  
corner of said Frankford Road; and thence along the Westerly side  
of said Frankford Road North thirty-four degrees, fifty-three  
minutes East ten feet to the place of beginning.

BEING known as premises 2554 Frankford Avenue.

SECOND, ALL THAT CERTAIN lot or piece of ground beginning at  
a point on the Westerly side of Frankford Avenue at the distance  
of two hundred twenty-two feet, ten and three-eighths inches

Southwardly from the Southwesterly side of Huntingdon Street, thence extending North forty-two degrees, one minute West sixty-three feet, seven and one-eighth inches to a point in the Easterly line of Arcadia Street (formerly called Schollenberger Avenue); thence along said Arcadia Street, South fifty-seven degrees, thirty-five and one-half minutes West fourteen feet to a point; thence South thirty-seven degrees, twenty-six minutes East seventy-one feet, and three-eighths of an inch to a point in the Westerly line of the said Frankford Avenue; and thence along the said Frankford Avenue; North thirty-four degrees, fifty-three minutes East twenty feet to the place of the beginning.

BEING known as premises No. 2556 Frankford Avenue.

BEING the same premises which William F. Speier, et ux, by Deed dated October 17, 1969, and recorded October 21, 1969, in the Department of Records of Philadelphia in Deed Book JRS 542, page 329, granted and conveyed unto Louis Konell and Margaret Konell, his wife, in fee.

**Together** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground described, with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

**And** the said Grantors, for themselves and their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against the said Grantor and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her or any of them, shall and will

WARRANT and forever DEFEND.

**In Witness Whereof**, the parties of the first part, Grantors have hereunto set their hands and seals. Dated the day and year first above written.

Scaled and Delivered  
IN THE PRESENCE OF US:

*Samuel B. Wolfe*

*Lillian L. Lusk*  
*John Muldowney* SEAL  
*James Milotich* SEAL  
*Dorothy Anderson* SEAL  
*Mary Moore*

Commonwealth of Pennsylvania  
County of \_\_\_\_\_

ss:

On this, the 12<sup>th</sup> day of December, 1990, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the \_\_\_\_\_

the undersigned Officer,

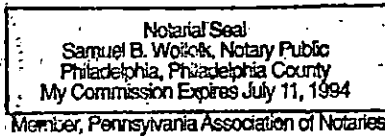
personally appeared PARTHENA JOHNSON & KENSINGTON CITIZENS COMMITTEE

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

*Samuel B. Wolcott*

Notary Public



**DEC.**

KENSINGTON CITIZENS COMMITTEE,  
a Pennsylvania non-profit  
corporation

to

PARTHENA JOHNSON

PREMISES:

2554-56 Frankford Avenue,  
Thirty-first Ward,  
Philadelphia, Pennsylvania

752-S  
John C. Clark Co., Phila.

The address of the above-named Grantee  
is 2222 West Huntingdon Street  
Phila., Pennsylvania 19132  
On behalf of the Grantee

*John C. Clark*

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

## A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME Parthena Johnson TELEPHONE NUMBER:  
AREA CODE ( )

STREET ADDRESS 2222 W Huntingdon St CITY Phila STATE PA ZIP CODE 19133

## B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR (S) / LESSOR (S)

GRANTEE (S) / LESSEE (S)

Kensington Citizens Committee.

Parthena Johnson

STREET ADDRESS

STREET ADDRESS

2554-56 Frankford Ave.

2222 W Huntingdon St

CITY Phila STATE PA ZIP CODE 19125

CITY Phila STATE PA ZIP CODE 19132

## C. PROPERTY LOCATION

STREET ADDRESS

CITY, TOWNSHIP, BOROUGH

2554-2556 Frankford Ave.

Phila

COUNTY

SCHOOL DISTRICT

TAX PARCEL NUMBER

Phila

Phila

## D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

2. OTHER CONSIDERATION

3. TOTAL CONSIDERATION

\$12,000.00

+ 4599.54

= 16599.54

4. COUNTY ASSESSED VALUE  
premises A \$12,000.  
premises B \$12,000.

5. COMMON LEVEL RATIO FACTOR  
X 1.02

6. FAIR MARKET VALUE  
\$24,480.

## E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION

1B. PERCENTAGE OF INTEREST CONVEYED

## 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

Demald Spandy

8-22-16